



**NEW ORLEANS
REDEVELOPMENT
AUTHORITY**

**NEIGHBORHOOD STABILIZATION PROGRAM
PHASE TWO**

FINAL REPORT
DECEMBER 2015





“

We both grew up in the Uptown area of New Orleans and knew we wanted to have a stable home in which our children would grow and create memories. Today, we are happily settled with our children in the neighborhood where we have roots, and will continue to have roots for generations to come.

”

—**John and Catherine Lee**
Central City

Message from the Executive Director



In late August 2015 the New Orleans Redevelopment Authority (NORA) hosted a ribbon-cutting at a home constructed by Make It Right in the Lower 9th Ward. The family of five can now proudly say they are first-time homebuyers. That event represented five years of partnerships and vision, as NORA and its consortium members constructed 463

affordable housing units, made possible with \$29.7 million awarded to NORA in 2010 as part of the Neighborhood Stabilization Program (NSP2) through the American Recovery and Reinvestment Act.

Our mission-driven and talented staff is committed to rebuilding the City of New Orleans. That commitment has been supported by the hard work of our consortium members and expertise from Enterprise Community Partners. Together, we worked diligently to implement the NSP2 program and deliver these resources to the neighborhoods and families of New Orleans.

In looking back at the many properties that were damaged by the floodwaters of Hurricane Katrina, the people who were displaced after the storm, and the lives that were lost, we are honored to have been selected by HUD to be the stewards of the NSP2 funds. With our partners, we have been able to provide jobs in construction, and affordable, energy-efficient places to live so people can once again call New Orleans home.

It is my hope that this final report will reflect the hard work of NORA and its partners, as well as illustrate the impact of the NSP2 program on the entire community.

Sincerely,

A handwritten signature in black ink, reading "Jeff Hebert".

Jeffrey P. Hebert
Executive Director



NORA officials celebrated the conclusion of its NSP2 Program with a ribbon-cutting on a home built by the Make It Right Foundation in the Lower 9th Ward. Joining in the ribbon-cutting were Councilmember James Gray, NORA Board of Commissioners Chairman James Singleton, HUD Field Director Earl Randall, NORA Executive Director Jeff Hebert, and Make It Right Executive Director Tom Darden.

What is NSP2

In January 2010, it was announced that the New Orleans Redevelopment Authority (NORA) would receive the largest direct federal grant in its history, nearly \$30 million in federal stimulus funds — Neighborhood Stabilization Program Funds — to kick-start recovery in neighborhoods across the city. NORA was the only applicant in Louisiana selected to receive the NSP2 funding, and did so by creating a consortium of non-profit and for-profit developers who had the experience and shared NORA's mission to restore housing stock in targeted neighborhoods, specifically the Lower 9th Ward, Pontchartrain Park, Gentilly, Broadmoor, Central City, New Orleans East and the 7th Ward.

The federal Neighborhood Stabilization Program was authorized by Congress in 2008 so the Department of Housing and Urban Development (HUD) could focus on stabilizing neighborhoods hit hard by the housing crisis. HUD awarded an initial round of grants in 2009, but at that time the money couldn't be used for blight caused by hurricane damage. Rather, funds directed based on formula allocations to NSP communities had to be used to purchase, repair and resell foreclosed and abandoned homes to qualified buyers.

But in February 2009, with the help of Senator Mary Landrieu and the Obama Administration, a second round of neighborhood stabilization funding totaling \$1.9 billion was authorized, with a competitive process for selecting awardees. NORA was among the 56 grantees selected from approximately 500 applicants nationwide.



Over the last five years, NORA's consortium has included Broadmoor Development Corp., Harmony Neighborhood Development, Jericho Road Episcopal Housing Initiative, Make It Right, Pontchartrain Park Community Development Corp., Project Home Again, Rebuilding Together New Orleans, St. Bernard Project, UNITY of Greater New Orleans, Gulf Coast Housing Partnership, The Lower 9th Ward Neighborhood Empowerment Network Association (NENA), New Community Partners, Redmellon, Project Homecoming and VOB.

Enterprise Community Partners also played a valuable role by offering technical assistance to NORA and the consortium partners. Enterprise also assisted in financing units through the Louisiana Loan Fund.

As the program comes to an end, NORA and its partners have created 463 units with support from the federal grant, providing housing units for senior citizens and formerly homeless individuals, and making new homes and the American dream of home ownership a reality for countless local families.

NSP2 Overall Outcomes

RENTAL UNITS

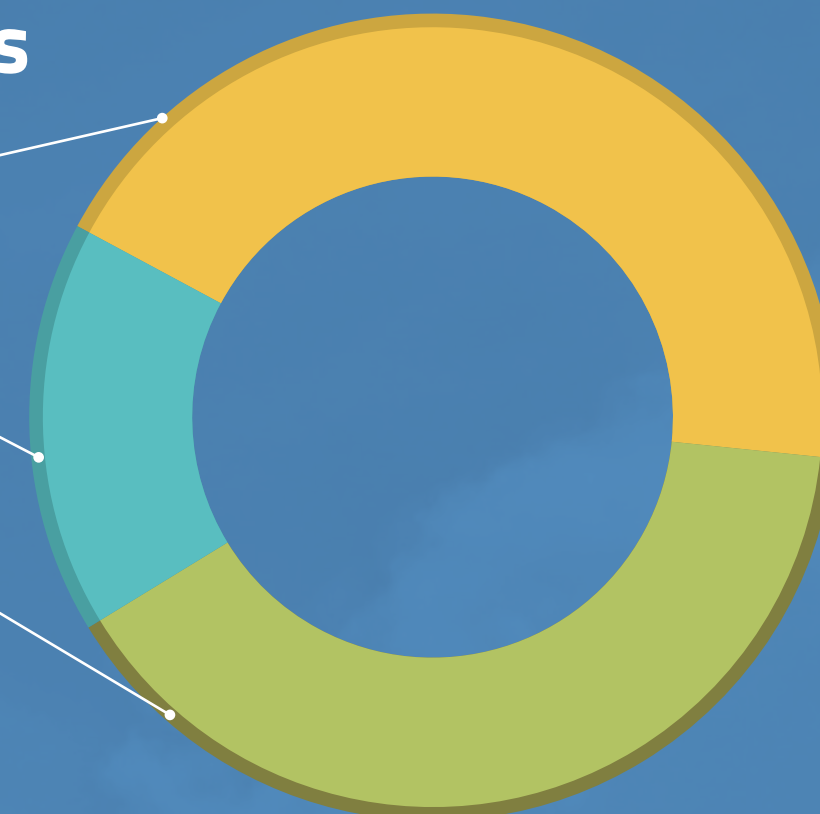
243

LAND BANK, DEMOLITION & SALVAGE

92

HOME OWNERSHIP UNITS

220



EXPENDITURES Total

HOMEOWNERSHIP UNITS

\$21,120,286

LAND BANK, DEMOLITION & SALVAGE

\$1,124,289

ADMINISTRATIVE

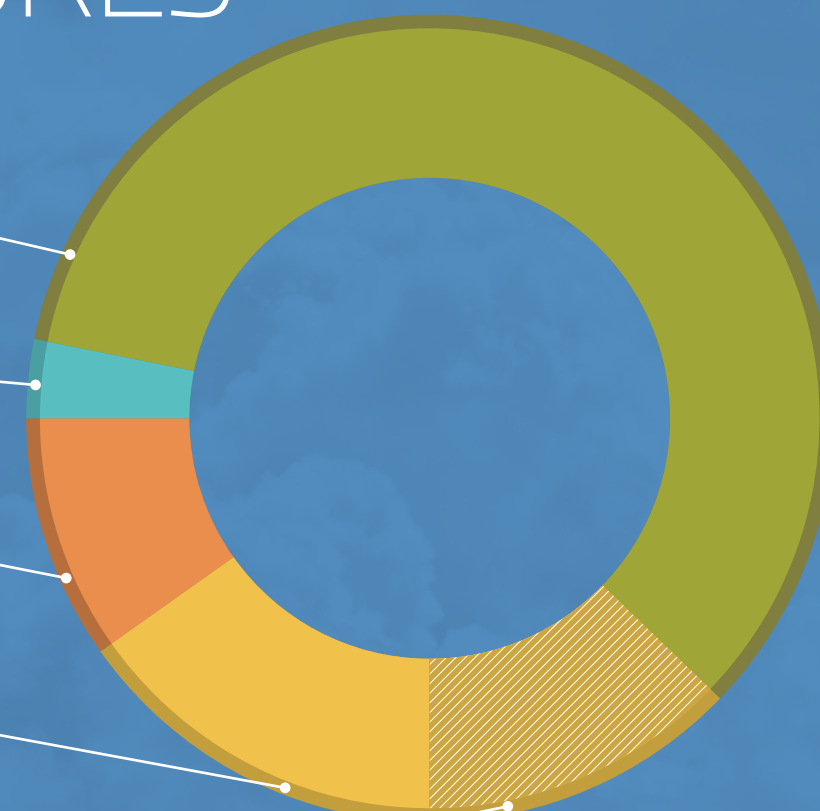
\$3,508,997

RENTAL UNITS

\$10,008,596

INVESTMENTS IN SUPPORTIVE AND
SENIOR HOUSING DEVELOPMENTS

\$5,063,496



NSP2 Program

AT A GLANCE

\$29,782,103

ORIGINAL GRANT

from HUD through the American Recovery and Reinvestment Act

\$6,124,483

TOTAL PROGRAM

INCOME GENERATED

\$34,907,714

INVESTED BY NORA

\$84,969,760

LEVERAGED BY NORA IN PRIVATE AND OTHER FUND DOLLARS

LEVERAGED AMOUNT
REPRESENTS **71%** OF THE
TOTAL DEVELOPMENT COST



7 NEIGHBORHOODS:

- Lower 9th Ward
- Pontchartrain Park
- Gentilly
- Broadmoor
- Central City
- Mid-City/Tulane Avenue
- 7th Ward

**NEW
&
HISTORIC**
CONSTRUCTION
REHABILITATION

GRANT AWARDED IN

2009

CONTRACT EXECUTED IN

2010

CONSTRUCTION COMPLETED IN

DEC 2015



MORE THAN
220

VACANT PROPERTIES
BROUGHT BACK TO MARKET

463

AFFORDABLE
HOUSING UNITS
constructed

226

OF THE UNITS MADE AVAILABLE
to households earning **less than 50%**
of the **Area Median Income**



HIGH-QUALITY CONSTRUCTION
including Enterprise Green Communities Criteria
certification ensuring high standards for
energy efficiency



CLASSIC NEW ORLEANS
ARCHITECTURAL ELEMENTS
incorporated into design and construction
as well as improved landscaping



Properties made available to low and moderate-income working families

OVER HALF OF THE UNITS AVAILABLE TO HOUSEHOLDS MAKING UP TO
120% OF AREA MEDIAN INCOME



15

DEVELOPMENT
PARTNERS



MORE THAN
530

CONSTRUCTION JOBS
GENERATED OR MAINTAINED
based on ARRA (1512 reports) from 2010-2013

NSP2 Units BY TARGET AREA



Mid-City

59



Gentilly: Oak Park

34



Gentilly: Filmore

58



Gentilly Woods

13



Pontchartrain Park

31



Broadmoor

23



Lower 9th Ward

54



7th Ward

7



Central City

184

NEW ORLEANS REDEVELOPMENT AUTHORITY



NEW ORLEANS
REDEVELOPMENT
AUTHORITY

1409 Oretha Castle Haley Blvd.
New Orleans, LA 70113

504.658.4400
redevelop.nola.gov

ORGANIZATION OVERVIEW

The New Orleans Redevelopment Authority (NORA) is a catalyst for the revitalization of the city, partnering in strategic developments that celebrate the city's neighborhoods and honor its traditions. With a focus on commercial

revitalization, affordable housing, and land stewardship, NORA works in partnership with local residents, business and developers to bring vacant properties back to life, and to bring life to the City of New Orleans.

PROJECT SUMMARY

In early December 2014, NORA officially began construction on five affordable housing units on properties it owns on S. Saratoga Street in Central City – a first for the organization in that it served as developer. The homes are near many of NORA's other investments in the Oretha Castle Haley corridor, such as the Myrtle Banks development, Ashe Cultural Center, Café Reconcile, and the New Orleans Mission. The single-family, camel-back

residences are designed by Perez, APC, with four totaling 1,613 sq. ft., with entry on S. Saratoga Street. A fifth home, which stands at the corner of S. Saratoga and Thalia Streets, is 1,675 sq. ft., and has its front entry on Thalia Street. All properties include three bedrooms, two bathrooms, a back yard and off-street parking.

TEAM

NORA BOARD OF COMMISSIONERS

James M. Singleton
Chairman

Toni Hackett Antrum
Vice Chairman

Benjamin Bradley Tiller
Secretary

Brian P. Egana

Jason Wynne Hughes

Tyrone G. Jefferson, Jr.

Robert Tucker

Michael Marsiglia

Chewy Dang Le

Walter J. Leger, Jr.

Rita Maria Reed

NORA EXECUTIVE TEAM

Jeffrey P. Hebert
Executive Director

Brenda M. Breaux
Chief Operating Officer

Derrick Muse
Chief Financial Officer

Chris Gobert
General Counsel

David A. Lessinger
Director of Planning & Strategy

Jasmine J. Haralson
Director of Community Affairs

Melissa S. Lee
Senior Advisor of Commercial Revitalization

Mary Beth Romig
Director of Communications

Jerry V. Graves
Director of Land Stewardship

NSP2 TEAM

Lois Colson
Program Manager

Kyle Gilmore
Project Manager

Gionne Jourdan
Senior Project Manager

Seth Knudsen
Senior Project Manager

Kesha Simon
Contracts Specialist

NSP2 CONSORTIUM MEMBERS

Broadmoor Development Corporation (BDC)

Gulf Coast Housing Partnership

Harmony Neighborhood Development

Jericho Road Episcopal Housing Initiative

Make it Right

New Community Partners

Pontchartrain Park Community Development Corporation

Project Home Again

Project Homecoming

Lower 9th Ward Neighborhood Empowerment Network Association (NENA)

Rebuilding Together New Orleans

Redmellon

St. Bernard Project

UNITY of Greater New Orleans

VOB Development

TECHNICAL ASSISTANCE



Enterprise is a leading national non-profit that helps communities create affordable housing and engage in community

development. Enterprise's advisory services team is an arm of Enterprise that provides technical assistance to local/state governments and non-profits to identify capacity gaps, design and deliver results-oriented solutions that are aligned with community needs

and priorities. Enterprise began providing technical assistance to NORA and the consortium members shortly after the start of the NSP2 program and provided support for over two years through the expenditure of all NSP2 funds.

SALVAGE AND DECONSTRUCTION



2801 Marais Street
New Orleans, LA 70117

504.947.0038
www.rtno.org

Rebuilding Together New Orleans (RTNO) is a program of the Preservation Resource Center of New Orleans that focuses on the residents in Orleans Parish using a combination of volunteer and professional labor. RTNO improves the quality of life of low-income homeowners through home repair and community revitalization.

Partnering with NORA in the NSP2 program, RTNO was the sole provider of selective salvage and deconstruction services on eligible vacant and blighted structures.

In addition to new home construction, Project Home Again also provided traditional demolition as part of their NSP2-funded activities.

BUDGET

\$150,000
TOTAL

\$150,000
NSP2 FUNDING

UNITS DECONSTRUCTED

37

IN PARTNERSHIP WITH NORA

LAND BANK

LAND BANK BUDGET

\$677,228
TOTAL

LAND BANKING

NORA also partnered with two NSP2 non-profit developers to facilitate a small land bank program primarily in the Central City neighborhood target area. Beginning in 2010, both Harmony Neighborhood Development Corporation and Jericho Road Episcopal Housing Initiative were granted a portion of NSP2 funds to acquire vacant properties that were not yet suitable for

development, either due to location or conditions. In 2012, Harmony began residential development on three of their land bank properties. Jericho Road maintains one land bank property and intends to build a for-sale home on it in the near future. All NSP2 land banked properties must be re-used within 10 years from the grant close-out date, part of their NSP2-funded activities.

UNITY OF GREATER NEW ORLEANS



2475 Canal Street, #300
New Orleans, LA 70119

504.821.4496

ORGANIZATION OVERVIEW

UNITY of Greater New Orleans is a non-profit organization leading a collaborative of over 60 agencies providing housing and services to people who are homeless or at risk of homelessness in Orleans and Jefferson parishes. Their mission is to coordinate community partnerships to prevent, reduce and end homelessness.

UNITY's effectiveness is rooted in strong programs. The organization conducts outreach on the streets

and in abandoned buildings to rescue and re-house homeless individuals with the greatest needs. They also help low-income renters city-wide find affordable housing, and they coordinate a network of member agencies that house and provide services to homeless individuals. Unity raises funds for housing and services, trains member organizations on best practices, and oversees their performance in assisting clients to become housed and employed.

PROJECT SUMMARY

With support from NORA's NSP2 program, UNITY spearheaded the redevelopment of an abandoned motel on Tulane Avenue in Mid-City. The project is today called the Rosa F. Keller Building, named for the community activist who was a leader in the fight against racial segregation and stood up for social justice in many other spheres. Keller embodies the social goal of the building to ensure that all people, including the most vulnerable, have the opportunity to live the fullest possible lives.

The four-story apartment building encompasses 60 units with affordable rents based upon tenants with incomes at or below 50% of the Area Median Income. Thirty of the units are set aside as Permanent Supportive Housing units for formerly homeless tenants with one or more disabilities and who receive rental subsidies and support services through the State Shelter Plus Care Program. UNITY is maintaining sole ownership of the property and manages the building in coordination with the professional management company, HRI Management, Inc.

PROGRAM HIGHLIGHTS

 **BUDGET**
\$27,627,044
TOTAL

\$2,880,000
NSP2 FUNDING

 **UNITS BUILT**
101
IN PARTNERSHIP WITH NORA

Project	Rosa F. Keller Building
Development Team	
Developer	Historic Restoration, Inc
Co-Developer	Community Solutions, UNITY
Architect	HCI Architecture, Inc. APC
General Contractor	Woodward Design+Build
Project Schedule	Start Date: December 2010 Completion Date: April 2012
Development Type	Permanent Supportive Housing Rental

UNITY OF GREATER NEW ORLEANS

PROJECT SUMMARY

Demolition on the interior of the property at 2101 Louisiana Avenue was completed in June 2012. Today, the renovated five-story apartment building encompasses 42 units with affordable rents for tenants with incomes at or below 50% of the Area Median Income. Twenty-one of the units are set-aside as permanent supportive housing units for the formerly homeless assisted with rental subsidies and support services through the State Shelter Plus Care Program.

Project	Dr. Everett and Melva Williams Building
Development Team	
Developer	Historic Restoration, Inc
Architect	HCI Architecture, Inc. APC
General Contractor	Woodward Design+Build
Project Schedule	Start Date: September 2012 Completion Date: September 2013
Development Type	Permanent Supportive Housing Rental Units

GULF COAST HOUSING PARTNERSHIP



1610A Oretha Castle Haley Boulevard
New Orleans, LA 70113
504.525.2505
www.gchp.net

ORGANIZATION OVERVIEW

Gulf Coast Housing Partnership (GCHP) is a non-profit real estate developer established after Hurricane Katrina to build quality affordable housing in and around the Gulf Coast region. It is the mission of the GCHP to revitalize communities


through transformative development. Working in partnership with public, non-profit and private entities, GCHP creates vibrant, high-quality communities which are socially and economically integrated, affordable and sustainable.

PROJECT SUMMARY

The McCaleb Residences, completed in October 2012, is a new-construction, 48,535 sq. ft. multi-family rental housing initiative in the Central City neighborhood of New Orleans. The development consists of 43 one-bedroom units, all affordable to households earning 50% of the Area Median Income or less. Twenty-one of the units are designated as permanent supportive housing for the homeless. The McCaleb development includes ground floor multi-function space, private offices for counseling and support services, a computer room, media room and a community kitchen.

GCHP partnered with the Dr. M. W. McCaleb Fund to develop the project. Established in 1988 by the Progressive Baptist Church, the Dr. M. W. McCaleb Fund was created to respond to the social needs of New Orleans' Central City community. With a vision to create supportive affordable workforce housing, they assembled lots adjacent to the Church and engaged GCHP to provide the real estate development expertise and services required to bring their vision to fruition.

PROGRAM HIGHLIGHTS

 **BUDGET**
\$21,311,467
TOTAL
\$2,183,496
NSP2 FUNDING

 **UNITS BUILT**
73
IN PARTNERSHIP WITH NORA

Project	Central City Multi-Family Residential
Development Team	
Developer	GCHP
Architect	CCWIV Architecture, LLC
General Contractor	CCWIV Architecture, LLC
Project Schedule	Start Date: July 2011 Completion Date: October 2012
Development Type	Permanent Supportive Housing Rental

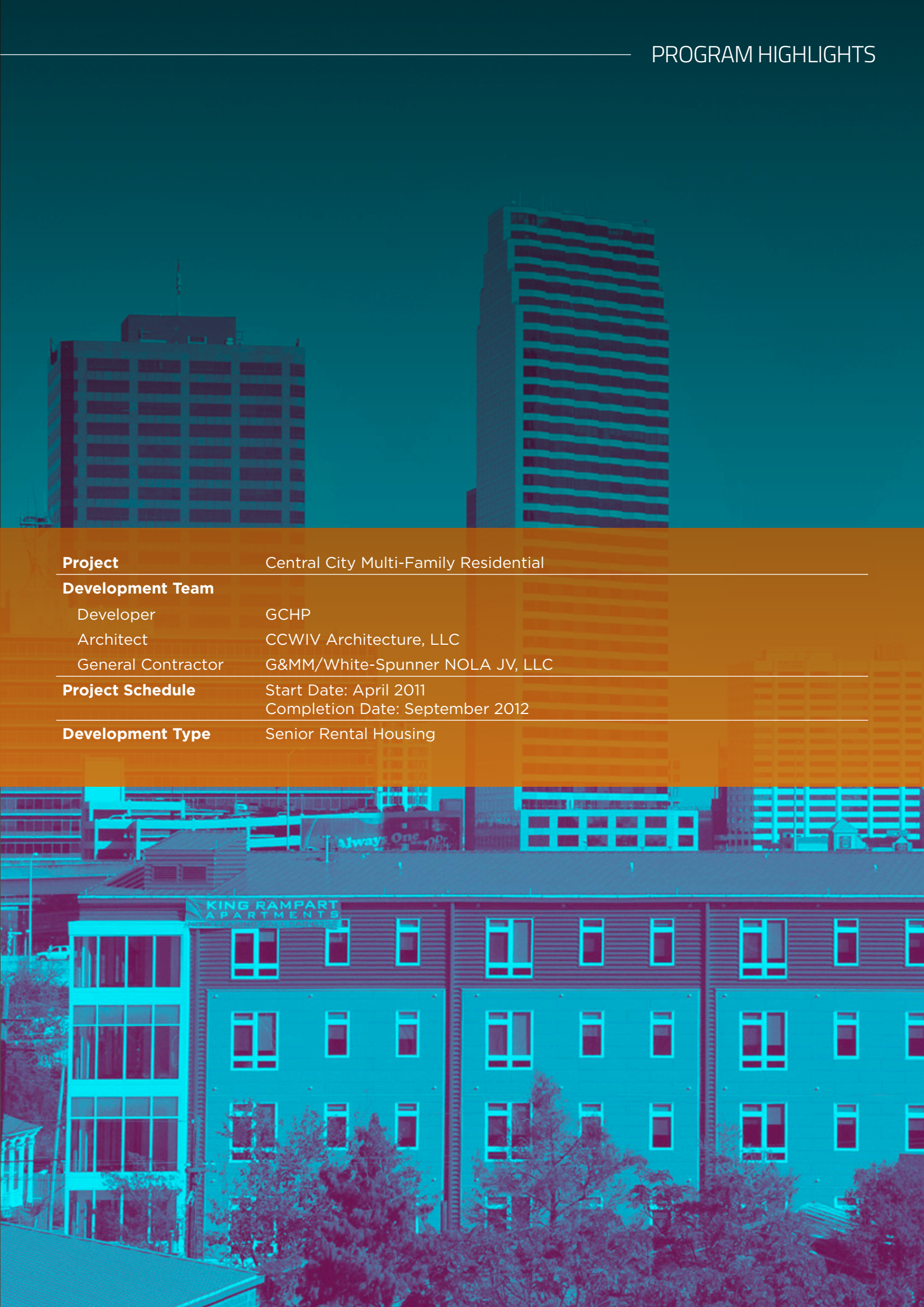
GULF COAST HOUSING PARTNERSHIP

PROJECT SUMMARY

The Harrell Building is a 84,000 sq. ft. mixed-use building in the in the Central City neighborhood. The commercial component includes a four-story, 20,183 sq. ft. building fronting on the 1400 block of Oretha Castle Haley Boulevard. The anchor tenant is the New Orleans Redevelopment Authority, the city’s redevelopment agency which leases all upper floors, with the entrance lobby and elevator access on the ground floor. The remainder of the ground floor space is available for lease to other commercial tenants. The commercial space was financed through New Markets Tax Credits and permanent debt.

The multi-family component, the King Rampart Apartments, houses the NSP2 portion of the project with 64,000 sq. ft. of mixed-income apartments for seniors aged 55 and older. Of the 30 units funded by NSP2, 70% will be affordable at 60% Area Median Income or below.

Project	Central City Multi-Family Residential
Development Team	
Developer	GCHP
Architect	CCWIV Architecture, LLC
General Contractor	G&MM/White-Spunner NOLA JV, LLC
Project Schedule	Start Date: April 2011 Completion Date: September 2012
Development Type	Senior Rental Housing



PROJECT HOME AGAIN



**PROJECT
HOME
AGAIN**

1324 Riviera Drive
New Orleans, LA 70122

504.529.3522
www.projecthomeagain.net

PROGRAM HIGHLIGHTS

BUDGET
\$12,779,053

TOTAL

\$3,318,676
NSP2 FUNDING

UNITS BUILT
60

IN PARTNERSHIP WITH NORA

ORGANIZATION OVERVIEW

Project Home Again (PHA) is a non-profit housing and community development organization working in the neighborhoods of northern Gentilly. Formed in the wake of Hurricane Katrina, PHA has developed over 170 single-family homes for low and moderate-income families, performed

energy-savings retrofits on 16 homes, built a model garden on a blighted lot, planted over 200 trees and worked with fellow non-profits to map all of the blighted lots in the St. Anthony and Seabrook neighborhoods.

PROJECT SUMMARY

Project Home Again's NSP2 efforts were aimed at stabilizing the neighborhoods of northern Gentilly by reducing blight and bringing high-quality housing development and landscaping that spur further development in the same neighborhoods. PHA strategically chooses sites near public transportation, parks, schools and/or other development clusters, and builds homes that appeal to and can be maintained affordably by moderate income homebuyers.

Project	Gentilly Single-Family Residential
Development Team	
Developer	Project Home Again
Architect	Sustainable Architecture, LLC
General Contractor	TK TMJ/C+G Construction
Project Schedule	Start Date: January 2012 Completion Date: June 2013
Development Type	Scattered Site New Construction

MAKE IT RIGHT FOUNDATION



912 Magazine Street
New Orleans, LA 70130

504.620.3200
www.makeitright.org

ORGANIZATION OVERVIEW

The Make It Right Foundation is an independent 501(c)(3) non-profit organization with a mission to build healthy homes for communities in need. In New Orleans, the organization aims to be a catalyst for the redevelopment of the Lower 9th

Ward by building a neighborhood comprised of safe and healthy homes that are inspired by Cradle to Cradle thinking, with an emphasis on high-quality design, while preserving the spirit of the community's culture.


PROJECT SUMMARY

With the help of NSP2 funds, Make It Right was able to build 44 single-family homes in a neighborhood that was desolate just a few years ago. Along with providing houses, Make It Right has built an eco-friendly, solar-powered playground and an outdoor community gathering space. The organization continues to work with resident leaders to explore ways to attract other needed services and amenities to ensure the long-term sustainability of the community.

Make It Right also invests in hiring and training local businesses and tradespeople. Their cutting-edge work in sustainable design and construction has helped train a local workforce in green-collar jobs and helped position New Orleans and Louisiana as a leader in the green economy.

U.S. Green Building Council previously named the Make It Right community the "largest, greenest neighborhood of single-family homes in the world."

PROGRAM HIGHLIGHTS

 **BUDGET**
\$13,861,754
TOTAL
\$3,807,409
NSP2 FUNDING

 **UNITS BUILT**
44
IN PARTNERSHIP WITH NORA

Project	Lower 9th Ward Single-Family Residential
Development Team	
Developer	Make It Right
Architect	John C. Williams Architects, LLC
General Contractors	TKO Maintenance and Construction, Inc., CRM Builders, LLC, C & G Construction of Louisiana, Inc.
Project Schedule	Start Date: January 2011 Completion Date: August 2015
Development Type	Scattered Site New Construction


REDMELLON RESTORATION & DEVELOPMENT



2100 Oretha Castle Haley Boulevard
New Orleans, LA 70113

504.866.2798
www.redmellon.com

PROGRAM HIGHLIGHTS

 **BUDGET**
\$9,880,343
TOTAL
\$3,367,898
NSP2 FUNDING

 **UNITS BUILT**
37
IN PARTNERSHIP WITH NORA

ORGANIZATION OVERVIEW

Redmellon is a triple bottom line real estate development company with the mission of eliminating blight and encouraging sustainable, walkable neighborhoods. Redmellon believes that the key to New Orleans' redevelopment is the rehabilitation of existing single-family and two-family homes.

Redmellon has experience utilizing various funding sources, including federal grants, Low-

Income Housing Tax Credits (LIHTC), historical rehabilitation tax credits, and Louisiana Housing Trust Funds. This history of successfully utilizing public funds has resulted in the formation of strong relationships with entities throughout the state of Louisiana and the City of New Orleans, including the Louisiana Housing Corporation, the State Historic Preservation Office, New Orleans Redevelopment Authority, and HANO.

PROJECT SUMMARY

Renewal Homes II was Redmellon's first NSP2 funded rehabilitation project, consisting of 32 housing units reserved for families at 60% of Area Median Income or below. Completed in early 2012, the project included 16 buildings primarily in Central City. Twenty of those units were NSP2-funded. Renewal Homes III, an LIHTC project completed in November 2011, consisted of 15 units

of affordable housing, mainly in the Seventh Ward of Orleans Parish. The project featured a mix of historic rehabilitations and new construction of single-family and two-family homes. Six units were funded by NSP2. All of the units in Renewal Homes II and III met the Enterprise Green Communities standards for sustainability built housing and all the units include solar photovoltaic

Project	Central City Single-Family Residential, Scattered Site Historic Rehabilitation
Development Team	
Developer	Redmellon
Architect	Kronberg Wall Architects
General Contractor	JW Drennan, LLC
Project Schedule	Start Date: January 2011 Completion Date: August 2013
Development Type	Scattered Site Historic Rehabilitation

panels and net metering. As a result, tenants pay approximately one-third of what they might ordinarily pay for utilities.

An additional six units of the 46 scattered sites in the Iberville Offsites Housing plan were funded by NSP2.

A fourth project by Redmellon with NSP2 funds was a mixed-use historic rehabilitation of the property at 2100 Oretha Castle Haley Boulevard. The severely blighted property was renovated using historic tax credits and NSP2 funding into four units of affordable housing and commercial space.


PONTCHARTRAIN PARK COMMUNITY DEVELOPMENT CORPORATION



5662 Press Drive
New Orleans, LA 70126

504.813.4164

PROGRAM HIGHLIGHTS

 **BUDGET**
\$6,808,281
TOTAL
\$932,650
NSP2 FUNDING

 **UNITS BUILT**
31
IN PARTNERSHIP WITH NORA

ORGANIZATION OVERVIEW

Pontchartrain Park Community Development Corporation (PPCDC) was established in 2008 to protect and restore New Orleans' historic Pontchartrain Park community. The goal of the PPCDC is to address the needs and concerns of

the community, while also incorporating new ideas, conveniences and sustainable, energy-efficient housing to attract both first-time homeowners and returning New Orleanians.

PROJECT SUMMARY

In 2009, PPCDC began as developer on the construction of eight modular homes. First NBC Community Development Corporation came on board as co-developer in 2012 to build energy-efficient green homes. The custom-built homes feature three bedrooms/two baths, and are elevated to mitigate flood hazards and reduce insurance premiums.

The continued resurgence of this historic African-American neighborhood is made possible through a public-private partnership with the PPCDC, New Orleans Redevelopment Authority, First NBC and the Foundation for Louisiana.

Project	Pontchartrain Park Single-Family Residential
Development Team	
Developer	Pontchartrain Park Community Development Corporation
Co-Developer	First NBC Community Development, LLC
Architect	Keith Marrero
General Contractor	CRM Builders, Legette Construction, Inc.
Project Schedule	Start Date: January 2011 Completion Date: January 2014
Development Type	Scattered Site New Construction


HARMONY NEIGHBORHOOD DEVELOPMENT



3301 LaSalle Street
New Orleans, LA 70115

504.524.3919
www.harmonynola.org

PROGRAM HIGHLIGHTS

 **BUDGET**
\$5,062,344
TOTAL
\$1,713,439
NSP2 FUNDING

 **UNITS BUILT**
28
IN PARTNERSHIP WITH NORA

ORGANIZATION OVERVIEW

Harmony Neighborhood Development (HARMONY) — formerly NONDC — is a non-profit organization focused on the comprehensive revitalization of New Orleans' Central City. Their comprehensive approach to revitalization includes

blight elimination, high-quality home construction, homeownership services, resident organizing, community asset building and small-scale commercial development.

PROJECT SUMMARY

Harmony believes that Central City residents deserve more than affordable housing. They should have high-quality and energy-efficient homes that preserve classic New Orleans architecture. Through the NSP2 Program, Harmony has been able to deliver to Central City 13 for-sale units and 15 rental units. Four homes were made available to households with income below 50% of the Area Median Income.

Project	Central City Single-Family Residential and Land Bank
Development Team	
Developer	Harmony Neighborhood Development
Architect	Mark Schroeder
General Contractor	Colmex Construction, LLC
Project Schedule	Start Date: August 2011 Completion Date: December 2013
Development Type	Scattered Site New Construction and Land Bank Rehabilitation

BROADMOOR DEVELOPMENT CORPORATION




3800 General Taylor Avenue
New Orleans, LA 70125

504.309.2571
www.broadmoorcorp.com

ORGANIZATION OVERVIEW

In July 2006, the Broadmoor Improvement Association created the Broadmoor Development Corporation (BDC) in response to a growing demand for housing advocacy in the wake of Hurricane Katrina. The BDC is a non-profit community development corporation whose mission is to enhance the economic well-being of the neighborhood.

PROGRAM HIGHLIGHTS

 **BUDGET**
\$4,514,459
TOTAL
\$2,175,279
NSP2 FUNDING

 **UNITS BUILT**
23
IN PARTNERSHIP WITH NORA

Project	Broadmoor Single-Family Residential
Development Team	
Developer	Broadmoor Development Corporation
Architects	Wayne Troyer and Carl Westerman
General Contractors	Perez, Paramount and Landis
Project Schedule	Start Date: January 2011 Completion Date: January 2014
Development Type	Scattered Site Rehabilitation and New Construction

PROJECT SUMMARY

With NSP2 funds, the BDC redeveloped 23 units to provide long-term benefits, especially for low-income, elderly and disabled residents, by reducing short-term needs for capital improvements, reducing energy costs, improving quality of life through better air quality and incorporating

storm/flood resilient engineering. Construction and renovations standards were developed to meet and exceed the US Department of Energy's Builder's Challenge and Enterprise Green Communities criteria.


PROJECT HOMECOMING



2221 Filmore Avenue
New Orleans, LA 70122

504.942.0444
www.projecthomecoming.net

PROGRAM HIGHLIGHTS

 **BUDGET**
\$5,111,342
TOTAL
\$1,994,932
NSP2 FUNDING

 **UNITS BUILT**
22
IN PARTNERSHIP WITH NORA

ORGANIZATION OVERVIEW

Project Homecoming is a faith-based community development organization building resilient neighborhoods in the greater New Orleans area. Since its inception in April 2007, Project Homecoming has utilized its experienced construction management and over 10,000 volunteers to rebuild 150 homes at less than half the cost charged by contractors.

All homes for sale through Project Homecoming are Road Home properties, and the organization is working to help families become new homeowners while beautifying neighborhoods and surrounding areas.

PROJECT SUMMARY

Project Homecoming was able to expand its operations from working exclusively on owner-occupied rehabilitation projects to constructing and selling single-family homes with the NSP2 grant. Twenty of the units built were new construction on former Road Home properties, and two blighted structures were renovated. Project Homecoming utilized 175,000 hours of volunteer labor to build seven of the 22 homes.

Project	Gentilly Single-Family Residential
Development Team	
Developer	Project Homecoming
Architect	Perez
General Contractor	C&G Construction of Louisiana
Project Schedule	Start Date: December 2011 Completion Date: December 2013
Development Type	Scattered Site New Construction and Rehabilitation

“My kids and I have moved several times in the past and they would always ask me ‘Mom, are we moving again?’ So in 2012, I made up my mind to attend a first time home buyers class offered as part of NORA’s NSP2 program. I was able save a few dollars for a down payment, and in 2014 I purchased a new home built by Project Homecoming for me and my kids.”

— **Peggy**
homeowner, Project Homecoming



ST. BERNARD PROJECT



8324 Parc Place
Chalmette, LA 70043

504.277.6831
www.stbernardproject.org

PROGRAM HIGHLIGHTS

 **BUDGET**
\$2,089,801
TOTAL

 **UNITS BUILT**
12
IN PARTNERSHIP WITH NORA

\$1,120,975
NSP2 FUNDING

ORGANIZATION OVERVIEW

St. Bernard Project (SBP) was founded in 2006 by Zack Rosenberg and Liz McCartney with the mission of rebuilding homes and rebuilding lives. Today SBP staff and volunteers have built/rebuilt more than 480 homes in Orleans and St. Bernard

Parishes. SBP employs war veterans and has developed the Disaster and Resilience Recovery Lab, an in-house best-practices-based training center to help communities prepare for and recover from natural disasters.

PROJECT SUMMARY

The St. Bernard Project (SBP) completed 12 houses with support from the NSP2 program. Of these former Road Home properties, nine were rehabs and three were new builds.

SBP has experienced a high volume of interest not only from potential buyers, but from neighbors

alike. Several of SBP's NSP2 houses are clustered in a small, safe and beautiful neighborhood in Gentilly called Oak Park. By attending neighborhood association meetings, cleaning vacant lots in the area and rebuilding the neighborhood's blighted properties, SBP has created a positive relationship within this community.

Project	Gentilly Single-Family Residential
Development Team	
Developer	St. Bernard Project
Architect	Kim Finney, AIA
General Contractor	St. Bernard Project
Project Schedule	Start Date: November 2011 Completion Date: April 2013
Development Type	Scattered Site New Construction and Rehabilitation

"After 40+ years as a carpenter I was able to purchase a home from St. Bernard Project with support from NORA's NSP2 program. Today, even though I am on a fixed income that is at 47% of the Area Median Income, I am able to own a home in the Oak Park neighborhood in Gentilly, which without their help would never have been possible. ... I am so happy to finally be a homeowner."

— Mike
homeowner, St. Bernard Project




LOWER 9th WARD NEIGHBORHOOD EMPOWERMENT NETWORK ASSOCIATION



1123 Lamanche Street
New Orleans, LA 70117

504.373.6483
www.9thwardnena.org

PROGRAM HIGHLIGHTS

 **BUDGET**
\$2,141,689
TOTAL
\$1,200,000
NSP2 FUNDING

 **UNITS BUILT**
10
IN PARTNERSHIP WITH NORA

ORGANIZATION OVERVIEW

The Lower 9th Ward Neighborhood Empowerment Network Association's (NENA) mission is to empower residents of the Lower 9th Ward to play a vital role in the neighborhood's post-Katrina development.

Founded in the Spring 2006, NENA has grown from a grassroots, community organization entity to a fully-developed private entity. By facilitating collaboration within the entire community and

working with current and displaced residents, NENA utilizes an individualized, resident based approach for comprehensive rebuilding of the Lower 9th Ward. NENA works to address not only the destruction of the storm, but also the institutional neglect and disinvestment that plagued the neighborhood long before Katrina. It seeks to ensure a progressive rebuilding centered on the strengths of empowered residents.

PROJECT SUMMARY

Lower 9th Ward NENA's CLT NSP2 home project included the construction of 10 energy-efficient, single-family homes. Four homes were set aside for households with incomes at or below 50% Area Median Income.

Project	Lower 9th Ward Single-Family Residential
Development Team	
Developer	Lower 9th Ward NENA
Architect	Lower 9th Ward NENA
General Contractor	CNM, Legette Construction, Caleb Investment & Muskie Construction
Project Schedule	Start Date: May 2012 Completion Date: February 2013
Development Type	Scattered Site New Construction and Rental



JERICO ROAD EPISCOPAL HOUSING INITIATIVE



2919 St. Charles Avenue
New Orleans, LA 70115

504.895.6763
info@jerichohousing.org

PROGRAM HIGHLIGHTS

 **BUDGET**
\$1,556,397
TOTAL

 **UNITS BUILT**
6
IN PARTNERSHIP WITH NORA

\$458,550
NSP2 FUNDING

ORGANIZATION OVERVIEW

Jericho Road Episcopal Housing Initiative of New Orleans is a neighborhood-based non-profit homebuilder that provides families with healthy and energy-efficient affordable housing

opportunities. Jericho Road partners with neighborhood residents, organizations and businesses to create and maintain a stable and thriving community.

Project	Central City Single-Family Residential
Development Team	
Developer	Jericho Road Episcopal Housing Initiative
Architect	Kimberly Finney Architect, LLC
General Contractors	McMath Construction, Colmex Construction
Project Schedule	Start Date: July 2011 Completion Date: December 2015
Development Type	Scattered Site New Construction and Land Bank Rehabilitation

PROJECT SUMMARY

Through the use of NSP2 funds, Jericho Road Episcopal Housing Initiative has built six single-family affordable homeownership units in Central City since July 2011.

Five of the six homes are located in the Saratoga Square Subdivision (originally conceptualized by Jericho Road) in the hub of the Oretha Castle

Haley Boulevard renaissance. Saratoga Square constitutes one square block and a facing street with the homes built contiguous to one another, creating a definite neighborhood feel. Each home has been constructed with three major principles in mind: energy-efficiency, universal design concepts and architectural integrity to the New Orleans style shotgun home.

VOB DEVELOPMENT

VOB Development
High Quality Affordable Housing

8440 Holcomb Bridge Road
Alpharetta, GA 30022

770.552.5909
www.vobdevelopment.com

ORGANIZATION OVERVIEW

VOB Development, LLC (VOB) is a real estate development firm based in Alpharetta, Georgia. Their primary focus is to provide both affordable and quality housing. Throughout its 10-year history,

VOB has established a portfolio of more than \$160 million in projects and strong financial alliances with Sun America Affordable Housing Partners and J.P. Morgan Chase.

PROJECT SUMMARY

VOB constructed six new homes in Gentilly Woods on former Road Home properties, thus transitioning dilapidated/vacant properties to revenue (tax) producing properties. Extensive green technologies and appliances were incorporated into the homes. In addition to NSP2 funding through NORA, the development was financed through Elmington Capital (conventional debt financing). The homebuyers, in most cases, utilized the City of New Orleans Soft Second program.

PROGRAM HIGHLIGHTS

 **BUDGET**
\$1,505,060
TOTAL

 **UNITS BUILT**
6
IN PARTNERSHIP WITH NORA

\$813,996
NSP2 FUNDING

Project	Gentilly Woods Single-Family Residential
Development Team	
Developer	VOB Homes of New Orleans
Architect	InSite Development
General Contractor	NOLA Construction & Development Group
Project Schedule	Start Date: August 2011 Completion Date: July 2013
Development Type	Scattered Site Residential

NEW COMMUNITY PARTNERS



1101 30th Street, NW
Washington, DC 20007

202.255.8964
www.newcommunitypartners.com

ORGANIZATION OVERVIEW

NCP works across the United States partnering with local governments to redevelop urban communities. NCP's approach is to rejuvenate communities by providing quality affordable housing that is beautiful, environmentally sustainable and energy-efficient.

PROJECT SUMMARY

NCP constructed five single-family homes in the Gentilly Woods neighborhood with NSP2 funds. These homes were sold to households below 120% of the Area Median Income, and the City of New Orleans Soft Second Mortgage program funds were available for eligible buyers.

Project	Gentilly Woods Single-Family Residential
Development Team	
Developer	New Community Homes, LLC
Architect	Terrell Fabacher Architects
General Contractor	InSight Builders
Project Schedule	Start Date: February 2012 Completion Date: August 2013
Development Type	Scattered Site New Construction

PROGRAM HIGHLIGHTS



UNITS BUILT

5

IN PARTNERSHIP WITH NORA



BUDGET

\$1,078,205

TOTAL

\$766,384

NSP2 FUNDING

THE NEW ORLEANS REDEVELOPMENT AUTHORITY

is a catalyst for the revitalization of the city,
partnering in strategic developments that
celebrate the city's neighborhoods and honor its traditions.

1409 Oretha Castle Haley Blvd. , NOLA 70113 | 504.658.4400 | redevelop.nola.gov |   

